

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Special Meeting

### DATE AND LOCATION

April 23, 2015 – Embassy Suites, Lexington, KY

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

Present:

Harold Brantley, Chair  
Kathy Mayfield, Board Member  
Thomas Oliver, Board Member  
Dann Cann, Board Member  
Jeff Fultz, Board Member

Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Kim Mathias, Executive Secretary  
Brian Judy, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### MINUTES

Motion by Thomas Oliver, second by Dann Cann and the Board unanimously approved the March 27, 2015 minutes. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

## EDUCATION

Motion by Jeff Fultz, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

A. The Counselors of Real Estate

- 1) The Counselors of Real Estate 2015 Midyear Meetings – 13 hours CE classroom

(2) Appraisal Institute

1. AI Connect 2015 – Day 1 – 2 hours CE classroom
2. AI Connect 2015 – Day 2 AM – 4 hours CE Classroom
3. AI Connect 2015 – Day 2 PM – 4 hours CE Classroom
4. AI Connect 2015 – Day 3 – 4 hours CE Classroom

(3) Dennis Badger & Associates

1. Supervisor and Associate Mandatory Course – 7 hours CE Classroom

(4) Redd, Brown & Williams Real Estate Services

1. Environmental Issues in Real Estate Today – 3.5 hours of CE Classroom

(5) McKissock

1. Adjustments: Supported or Not Supported? – 7 hours CE classroom
2. The New FHA Handbook 4000.1 – 7 hours CE Online

(6) Individual Credit Request

1. The Association for Valuation Professionals - MN
  1. New England Appraisers Expo – Residential Program – 6 hours CE
2. Gold Coast School of Real Estate - FL
  1. Appraisal Review of Residential Properties – 6 hours CE
  2. Green in Residences and Appraisals – 7 hours CE
  3. Methodology and Application of Sales Comparison – 7 hours CE
3. ASFMRA
  - a) Appraisal Through the Eyes of the Reviewer – 7 hours CE

## CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

1. Brian T. Graham – Certified General (OH)
2. Roger G. Land – Certified General (TX)
3. John Michael Ozog – Certified General (IL)
4. Ken Rase – Certified Residential (OH)

B. The Board reviewed the list of approved Appraisal Management Companies:

- a. Real Estate Appraisal Solutions, dba Synergy Appraisal Services - #149
- b. MMREM Valuations - #150

## COMPLAINT

- A. The Board reviewed the Case Summary Chart. Tom Veit reported 18 appraiser cases and 1 AMC case have been filed for 2015.
- B. Case No. 14-43– Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- C. Case No. 15-01– Motion by Dann Cann, second by Thomas Oliver and the Board unanimously agreed to dismiss the case. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- D. Cases on Appeal or scheduled for hearing – Attorney will work through the legal process on all below listed cases.
  - (1) Lynn Prichard Case 12-10, 12-11, 12-12, 12-25, 12-26 – The Judge in Franklin Circuit Court granted extensions to respondents Attorney. The Board advised staff and attorney to push the appeals as rapidly as possible. Brief filed in Circuit Court, waiting for response.
  - (2) Matt Miniard - 10-18 – Court of Appeals. A brief has been filed and waiting for response.
  - (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07  
Misfiled in wrong county by Harrington Attorney. Appeal now in the Madison Circuit Court. – Pending Decision from Madison County Judge – 30 days to appeal deadline is the end of March 2015.
- E. Cases to be set for hearing
  - (1) Case 12-45 – William O. Spence – Hearing has been cancelled due to schedule conflict of hearing officer. Attorney will attempt to mediate case.

- (2) Case 12-04 – Thomas Biederman - Hearing January 6, 2014 at LaGrange, KY.  
– A continuance was granted to Mr. Biederman. No rescheduled hearing date at this time.
- (3) Brandon Combs – May 28, 2015

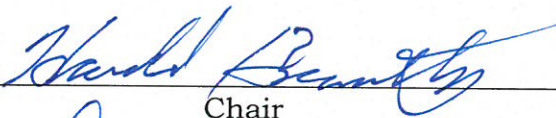
## MISCELLANEOUS

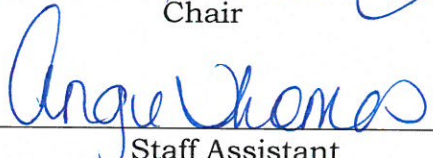
The Board reviewed and discussed the following information:

- A. Budget Ending March 31, 2015 - The Board reviewed budget with no exceptions. The Board was notified that \$50,000 will be taken from the Board's restricted fund in May 2015.
- B. Request by Dann Cann to not permit education for agreed order settlements to be completed online only classroom – Given the availability of classroom education versus online education courses a motion was made by Dann Cann, second by Thomas Oliver to leave the determination of whether an individual completes the AO education online or in classroom. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- C. Request from Dale Crump with the Transportation Cabinet to have 5 associate appraisers. – Motion by Thomas Oliver, second by Dann Cann and the Board unanimously agreed that with the information presented they denied the request for Mr. Crump to obtain five associates. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- D. Anonymous Complaint Received – Motion by Thomas Oliver, second by Dann Cann and the board agreed to proceed with amending the regulation and bringing back to the Board for recommendation. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- E. ASC Preliminary Compliance Review of KY's Appraiser Regulatory Program and response by Board – The Board received and Excellent Rating. The Board complimented the Larry Disney and the staff on the rating received.
- F. KREAB Louisville Seminar Evaluations
- G. Board Grievance vs. Complaint Grievance – Motion by Thomas Oliver, second by Dann Cann and the Board voted to amend 201 KAR 30:070 to require, new item B of Section 2, a grievance shall contain the identification of the grievant by the name of the individual or organization. The Board was advised that while anonymous grievances will no longer be recognized by the Board, KRS 324A.052 requires that all grievances and allegations submitted to the Board shall be read by the investigation staff, if an apparent violation of KRS 324A or the administrative regulations of 201 KAR Chapter 30, including a failure to demonstrate competent practice, negligence, gross negligence, or failure to practice the ethical requirements of USPAP is discovered, a report of the findings will be presented to the Board, and a complaint may be filed upon the volition of the board. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.

- H. Proposal from Tyco SimplexGrinnell for Access Control for Office - \$6,651.02 – Motion by Thomas Oliver, second by Kathy Mayfield and the Board agreed to begin the process of obtaining the security system for the office. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- I. Request for Tom Veit to travel to Chicago, IL on June 10 – 12, 2015 – Motion by Kathy Mayfield, second by Thomas Oliver and the board agreed for Tom Veit to attend the conference concerning changes to the AMC Rules. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Dann Cann – Yes; Jeff Fultz - Yes.
- J. AARO Spring Meeting – May 1-3, 2015 – Nashville, TN
- K. May Board Meeting –May 22, 2015

Motion by Thomas Oliver, second by Dann Cann and the Board unanimously agreed to adjourn the meeting.

  
Chair

  
Staff Assistant